

FINAL STAFF EVALUATION FOR ENVIRONMENTAL CHECKLIST SEP09-0012

Date: April 16, 2009

Project Name: City of Auburn Development Code Update - Phase 1

Applicant: City of Auburn
Department of Planning, Building, and Community
City Hall
25 West Main Street,
Auburn, WA 98001-4998
(253) 931-3090

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Location: City of Auburn – citywide nonproject action.

Legal Description:

City of Auburn – citywide

S-T-R: N/A Citywide

Principal Parcel Numbers: N/A Citywide

Related Parcel Numbers: N/A Citywide

Parcel Size: N/A Citywide.

Proposal: Phase 1 of City of Auburn Development Code Update. See Question A.11 of Environmental Checklist for details of proposal.

Existing Zoning: See Table 1, below.

Proposed Zoning: See Table 1 below for conversion from existing residential zones to proposed zones

Table 1 Current and Proposed Zones

Current Zones	Proposed Zones
RR (Rural Residential)	RC (Residential Conservancy)
RS (Single Family Residential)	RS-1 (Single Family Residential – 1 dwelling unit per acre)
R-1 (Single Family Residential)	RS-5 (Single Family Residential – 5 dwelling units per acre)
R-2 (Single Family Residential)	RS-7 (Single Family Residential – 7 dwelling units per acre)
R-3 (Two Family Residential)	RM-10 (Residential Multiple Family – 10 dwelling units per acre)
R-4 (Multiple Family Residential)	RM-20 (Residential Multiple Family – 20 dwelling units per acre)
R-MHP (Residential Manufactured Home District)	RMHC (Manufactured/Mobile Home Community Zone)

Note: The proposal also includes establishing a new multi-family residential zone (RM-16, 16 dwelling units per acre). The proposed new RM-16 zone would not be designated for specific properties as part of this proposal, but would be available for potential future citizen-initiated or City-initiated rezone actions.

Comprehensive Plan Designation: Principally includes Residential Conservancy, Single-Family Residential, Moderate Density Residential, and High Density Residential future land use designations.

A. Background: Pursuant to WAC 197-11-340(2), the City of Auburn is required to send any DNS which may result from this environmental review, along with the checklist, to DOE, the U.S. Army Corps of Engineers, other agencies with jurisdiction, affected tribes, and interested parties. Therefore, the City will not act on this proposal for fifteen days after the DNS issuance.

1. through 12. Concur with Environmental Checklist. No additional information to add.

B. Environmental Elements:

- 1. Earth:** Concur with Environmental Checklist.
- 2. Air:** Concur with Environmental Checklist.
- 3. Water:** Concur with Environmental Checklist.
- 4. Plants:** Concur with Environmental Checklist.
- 5. Animals:** Concur with Environmental Checklist.
- 6. Energy and Natural Resources:** Concur with Environmental Checklist.
- 7. Environmental Health:** Concur with Environmental Checklist.
- 8. Land and Shoreline Use:** Concur with Environmental Checklist.

- 9. **Housing:** Concur with Environmental Checklist.
- 10. **Aesthetics:** Concur with Environmental Checklist.
- 11. **Light and Glare:** Concur with Environmental Checklist.
- 12. **Recreation:** Concur with Environmental Checklist.
- 13. **Historic and Cultural Preservation:** Concur with Environmental Checklist.
- 14. **Transportation:** Concur with Environmental Checklist.
- 15. **Public Services:** Concur with Environmental Checklist.
- 16. **Utilities:** Concur with Environmental Checklist.

C. Conclusion: Based on this analysis, with applicable regulation and mitigation measures identified in the environmental checklist, the proposal can be found to not have a probable significant adverse impact on the environment. The City will require all non-exempt development activities to conduct a project-specific or proposal-specific SEPA evaluation to determine environmental impacts, if any, at the time of application.

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